

5 Marsh Road, Rode, BA11 6PE

COOPER
AND
TANNER



Asking price £350,000 Freehold

A fully renovated three bedroom family size house with a fabulous large garden, driveway parking and a single garage. The house is positioned within this extremely sought-after village and is offered for sale with no onward chain.

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DESCRIPTION

5 Marsh Road is a mature semi-detached village home which has been the subject of complete renovation in recent years. Occupying an extensive plot within this highly regarded village, the house is offered for sale with no onward chain and represents an exciting opportunity.

The front door opens into an entrance hall. A door leads you into the lounge, which is an excellent size, and enjoys solid oak flooring and plenty of natural light. A fireplace provides a good focal point for the room.

At the back of the house there is a very well-proportioned kitchen/breakfast room which offers a range of white high gloss eye level and base units with wood laminate work tops, tiled splashbacks, one and a half bowl sink/drainers, integrated electric oven, ceramic hob and extractor hood, space for fridge/freezer, washing machine and dishwasher, tiled floor and double glazed windows to the side and rear.

There is also an impressive bathroom with a bath and separate shower on the ground floor.

On the first floor there are three well-proportioned bedrooms, the master having a w.c.

OUTSIDE

To the front of the property there is driveway parking and

access to the single garage and shed.

The rear gardens are a fantastic size, low maintenance and child and pet friendly. A substantial patio offers excellent entertaining and al-fresco dining space and there is a good size level lawn beyond.

AGENTS NOTE

A recently conducted survey has stated that the roof felt is getting to the end of its life span and our vendors are going to replace this before the completion of any sale and the costs associated are incorporated within the sale price.

ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.





Marsh Road, Rode, Frome, BA11

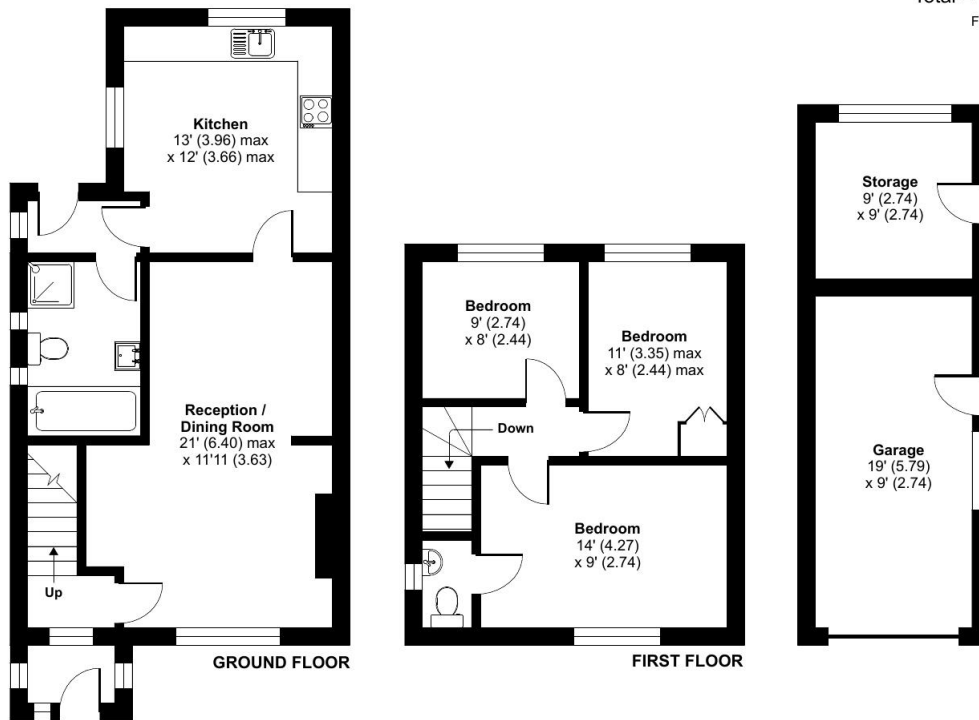
Approximate Area = 937 sq ft / 87 sq m

Garage = 171 sq ft / 15.9 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1133392



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